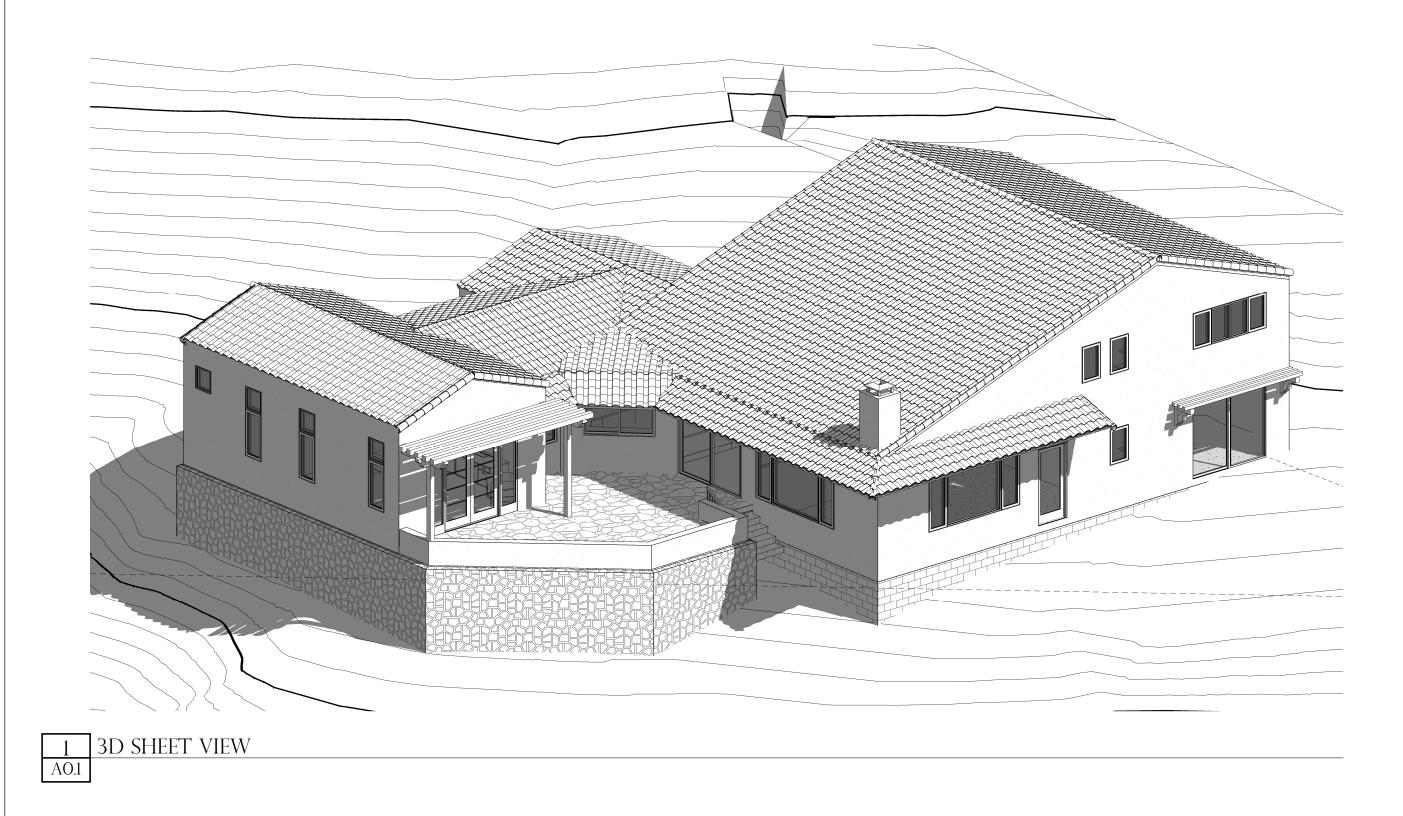
ZIMMERMAN RESIDENCE 50 RUBIO ROAD





VICINITY MAP

F.A.R. Calculator

Instructions: Enter the information in the white boxes below. The spreadsheet will calculate the proposed FAR (floor area ratio), the 100% max FAR (per the Zoning Ordinance), and the 85% max FAR (per the Zoning Ordinance). Additionally it will determine whether a FAR

The <u>Net Lot Area</u> does not include any Public Road Easements or Public Road Right-of-Way areas. The proposed <u>TOTAL Net FAR Floor</u>

<u>Area</u> shall include the net floor area of all stories of all building, but may or may not include basement/cellar floor area. For further clarification on these definitions please refer to SBMC 628 15 083

ENTER Project Address:	50 Rubio Road	
s there a basement or cellar existing or proposed?	No	
NTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	2,840	
ENTER Zone ONLY from drop-down list:	R-1	
ENTER Net Lot Area (in sq. ft.):	12,361	
Is the height of existing or proposed buildings 17 feet or greater?	Yes	
Are existing or proposed buildings two stories or greater?	Yes	
The FAR Requirements are:	REQUIRED**	
ENTER Average Slope of Lot:	9.00%	
Does the height of existing or proposed buildings exceed 25 feet?	No	
Is the site in the Hillside Design District?	No	
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	No	
An FAR MOD is not required per SBMC §28.15		
FLOOR AREA RATIO (FAR): 0.230		
Lot Size Range:	10,000 - 14,999 sq. ft.	
MAX FAR Calculation (in sq. ft.):	2,500 + (0.125 x lot size in sq. ft.)	
100% MAX FAR:	0.327	
100% MAX FAR (in sq. ft.):	4,045	
85% of MAX FAR (in sq. ft.):	3,438	
80% of MAX FAR (in sq. ft.):	3,236	
The 2840 square foot proposed total i	s 71% of the MAX FAR.*	

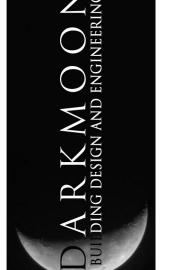
^{*} NOTE: Percentage total is rounde

Acreage Conversion Calculator

ENTER Acreage to Convert to square footage:	1.00
Net Lot Area (in sq. ft.):	43560

INDEX OF DRAWINGS

	SHEET INDEX
NUM.	SHEET NAME
A0.1	COVER SHEET
A0.2	ARCHITECTURAL SITE PLAN
A1.3	PROPOSED FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A5.1	PRELIMINARY 3D VIEWS



P.O. BC SANTA 805.68



A CA

PROJECT DESCRIPTION

OWNER:		50 RUBIO ROA	NN ZIMMERMAN AD ARA, CA 93103
PROJECT LOCATION:		50 RUBIO ROA SANTA BARBA	AD ARA, CA 93103
ACCESSORS PARCEL I	NUMBER:	029-330-009	
CONSTRUCTION TYPE	:	TYPE V - NON	RATED
ZONING DESIGNATION	:	RS-15	
OCCUPANCY GROUP:		R-3 / U	
NUMBER OF STORIES:		2	
PARCEL SIZE:		12,380.8 SF (0	.28 ACRES)
HIGH FIRE:		NO	
BUILDING AREAS: (E) 1ST FLOOR: (E) 2ND FLOOR: TOTAL (E)		(GROSS) 1,491 SF 385 SF 1,876 SF	(NET) 1,347 SF 360 SF 1,707 SF
(N) 1ST FLOOR AREA			753 SF
TOTAL (E) + (N)		2,674 SF	2,460 SF
(E) 2-CAR GARAGE:		407 SF	380 SF
(N) PATIO		382 SF	
DDODOGED ODADINO			
PROPOSED GRADING FILL: CUT: NET (CUT):		0 CY 0 CY 0 CY	
PARKING:	EXISTING REQUIRED	2 2	
NOTE: THIS BUILDING DOES N	NOT HAVE A FII	RE SPRINKLER	<u>SYSTEM</u>

No.	Description	Da

PROJECT NUMBER

CODE COMPLIANCE

PROJECT TEAM

THIS PROJECTS INTENT IS TO COMPLY WITH THE FOLLOWING CODES AND ORDINANCES:

CALIFORNIA BUILDING CODE [CBC] 2016
CALIFORNIA MECHANICAL CODE [CMC] 2016
CALIFORNIA ELECTRICAL CODE [CEC] 2016
CALIFORNIA PLUMBING CODE [CPC] 2016
CALIFORNIA RESIDENTIAL CODE [CRC] 2016
CALIFORNIA GREEN STANDARDS BUILDING CODE [CGSBC] 2016
CALIFORNIA ENERGY CODE 2016

SPECIAL INSPECTIONS AND OBSERVATIONS

REFER TO SHEET S0.1

SCOPE OF WORK

1ST FLOOR MASTER BEDROOM SUITE ADDITION (753SF) RAISED PATIO WITH WOOD TRELLIS (285SF) DATE

DRAWN BY

CHECKED BY

SHEET

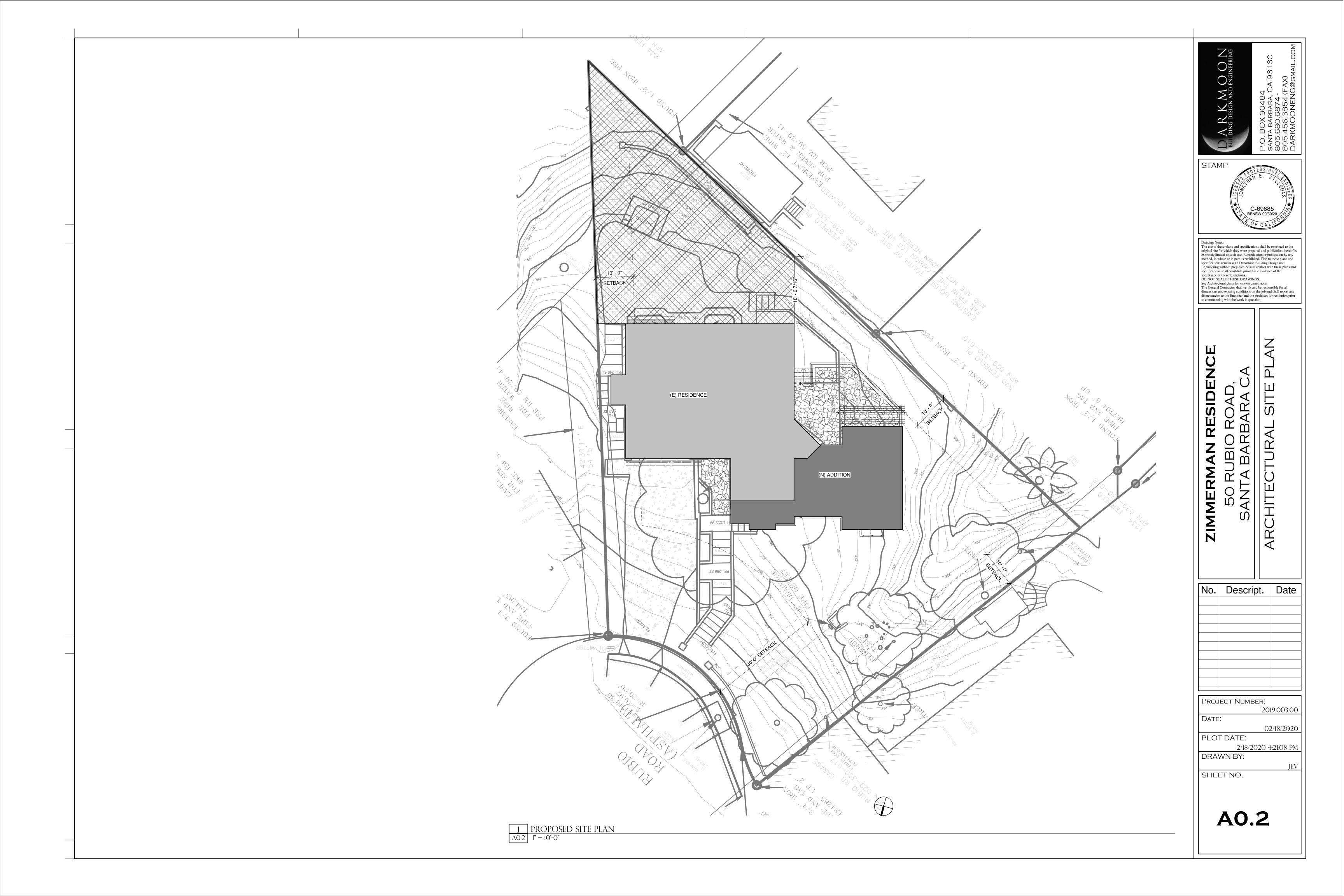
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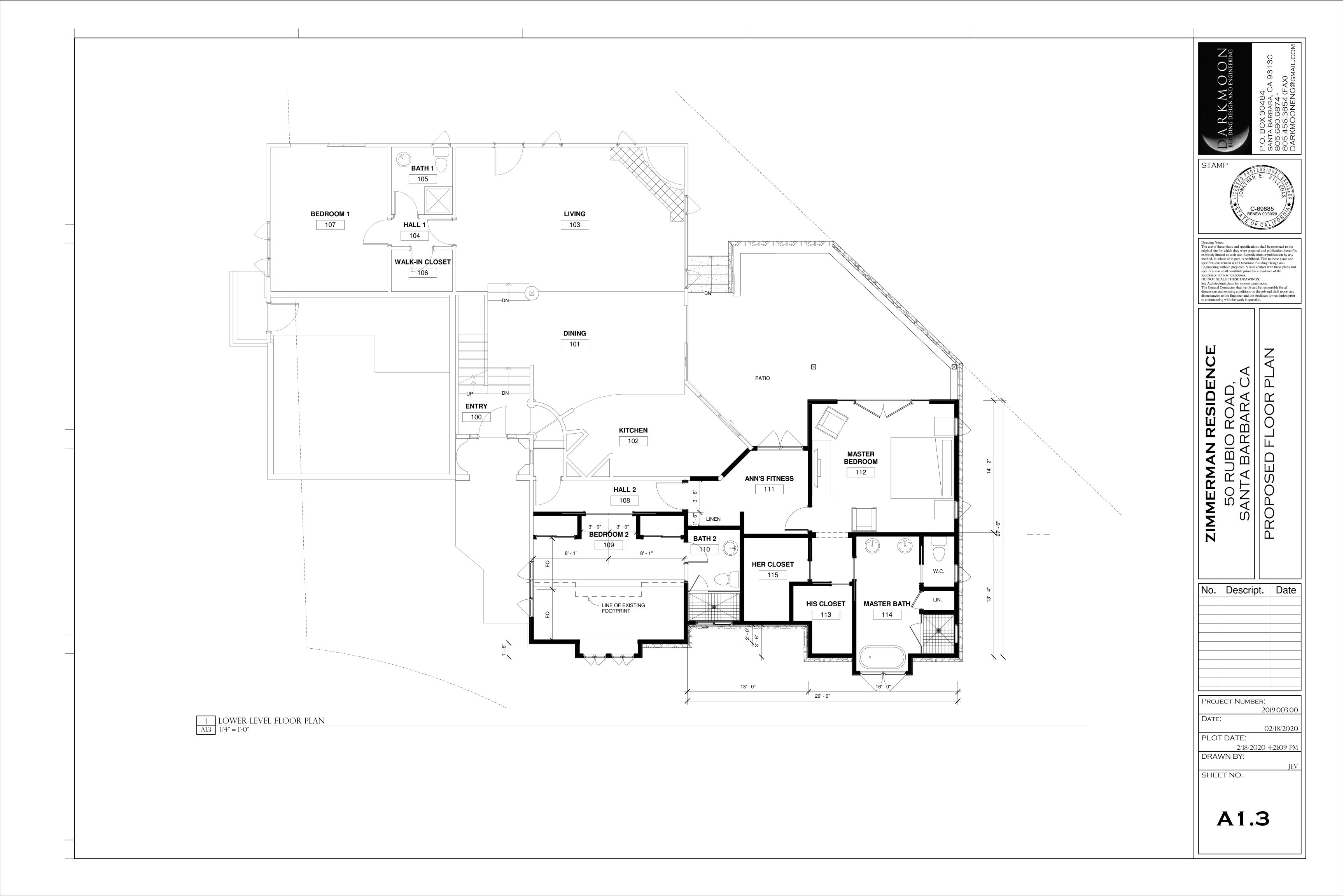
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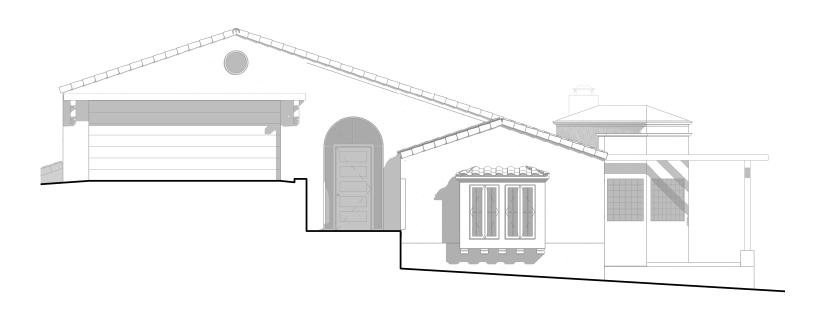
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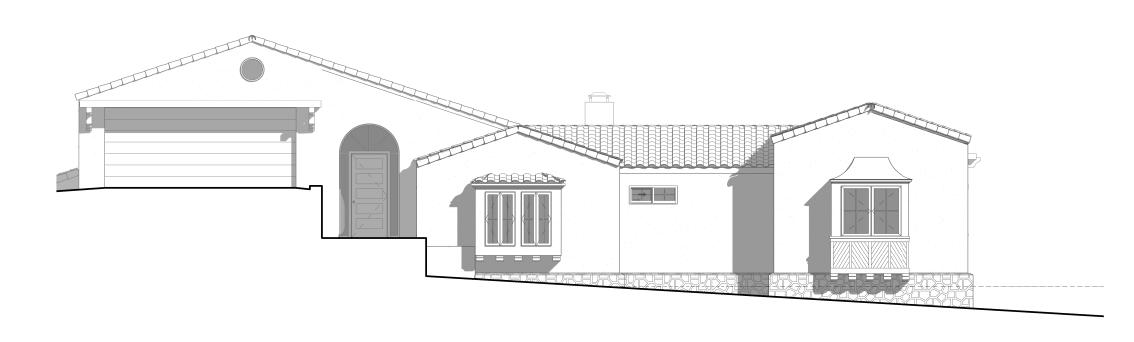
^{**&}lt;u>NOTE:</u> If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Guideline".



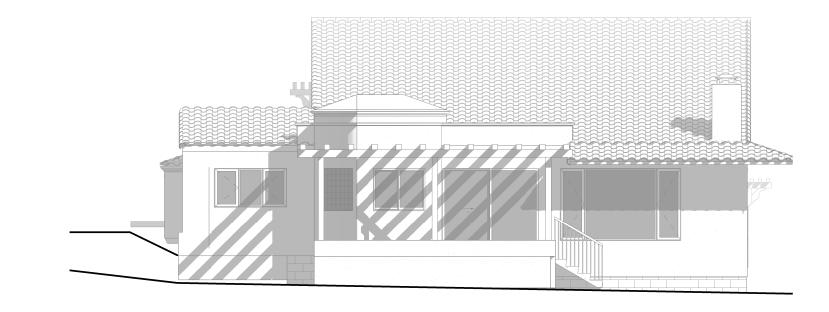




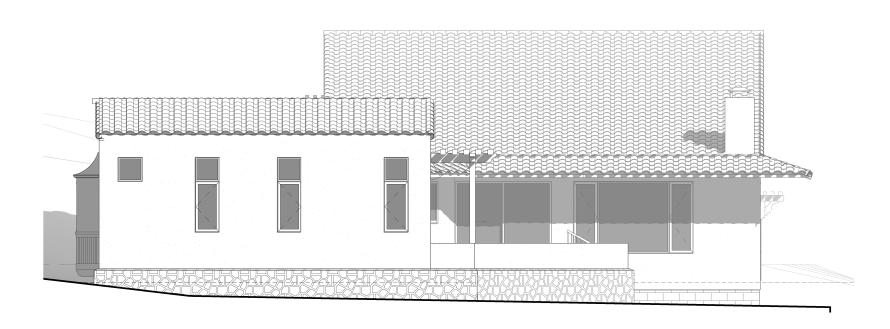
1 EXISTING SOUTH ELEVATION
A2.1 1/8" = 1'-0"



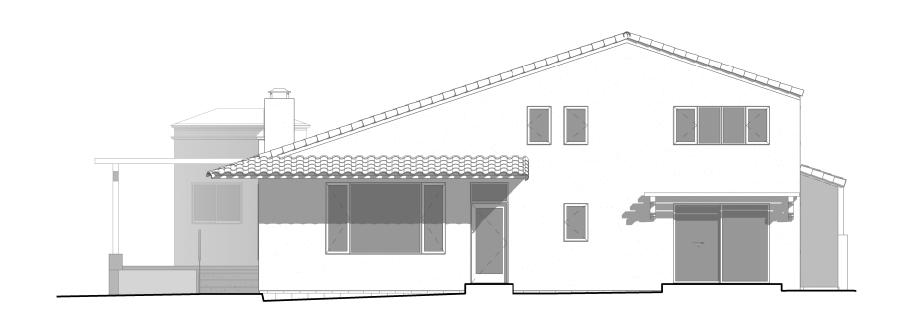
2 PROPOSED SOUTH ELEVATION A2.1 1/8" = 1'-0"



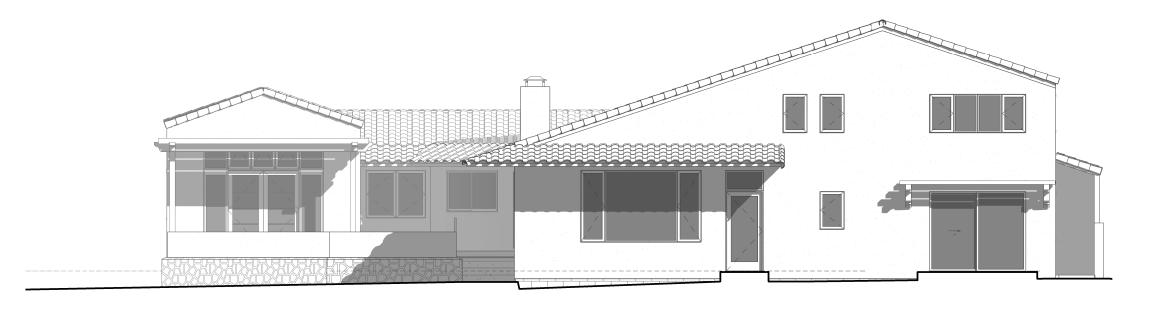
3 EXISTING EAST ELEVATION A2.1 1/8" = 1'-0"



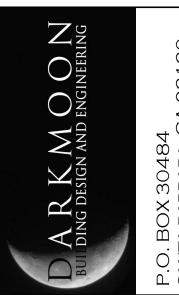
4 PROPOSED EAST ELEVATION
A2.1 1/8" = 1'-0"

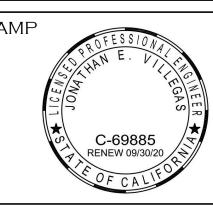


5 EXISTING NORTH ELEVATION
A2.1 1/8" = 1'-0"



6 PROPOSED NORTH ELEVATION A2.1 1/8" = 1'-0"





Drawing Notes:
The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these plans and specifications remain with Darkmoon Building Design and Engineering without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

DO NOT SCALE THESE DRAWINGS.
See Architectural plans for written dimensions.
The General Contractor shall verify and be responsible for all dimensions and existing conditions on the job and shall report any discrepancies to the Engineer and the Architect for resolution prior to commencing with the work in question.

RUBIO ROAD,

A BARBARA CA

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No. Descript. Date

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2019.003.00

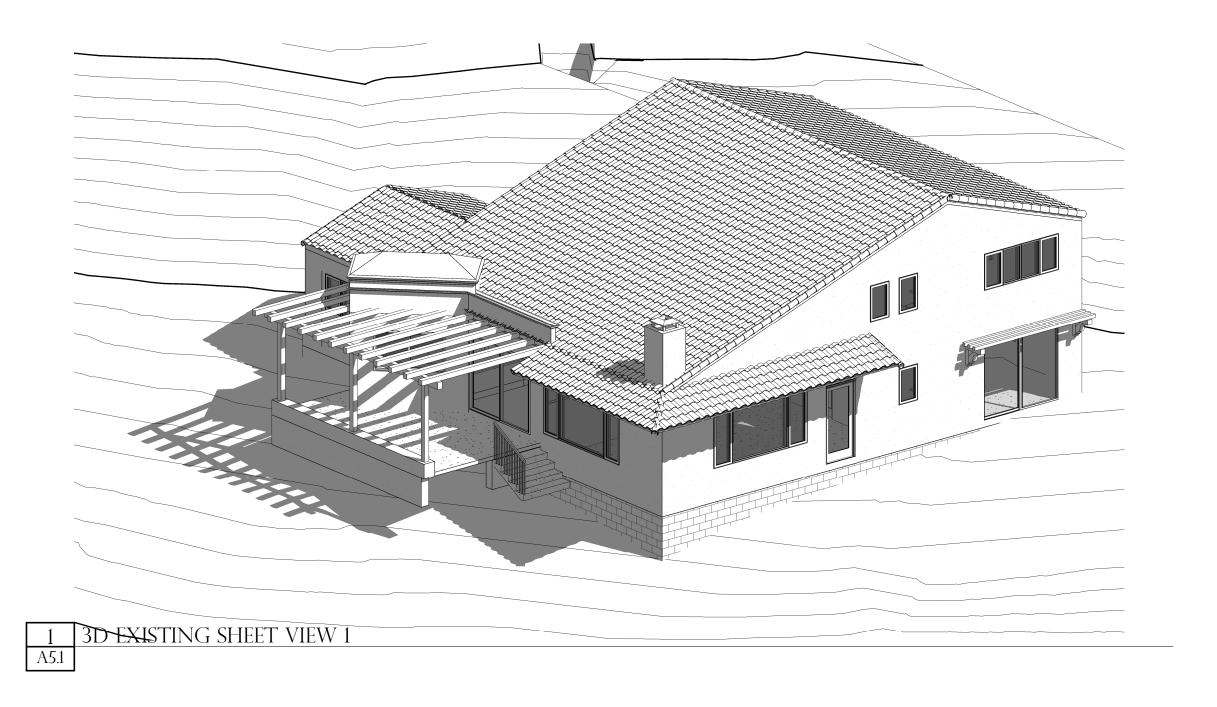
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02/18/2020

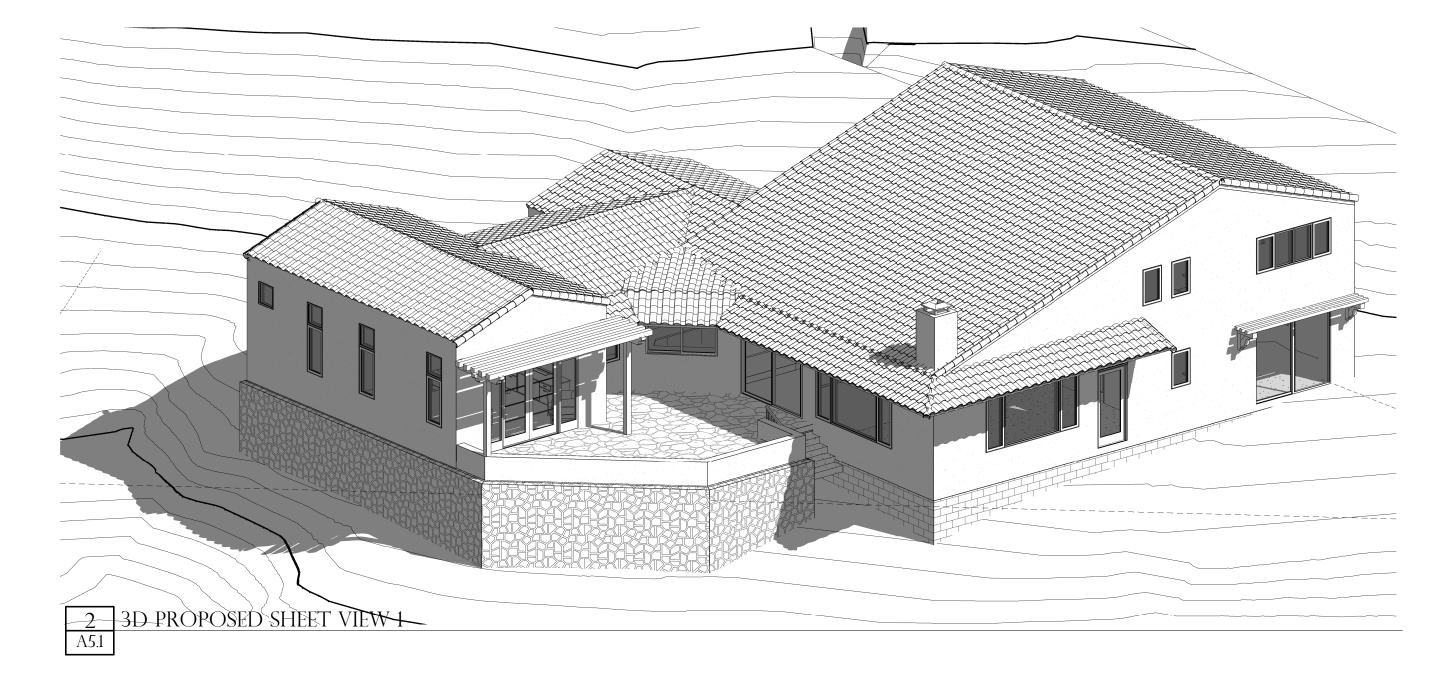
PLOT DATE:

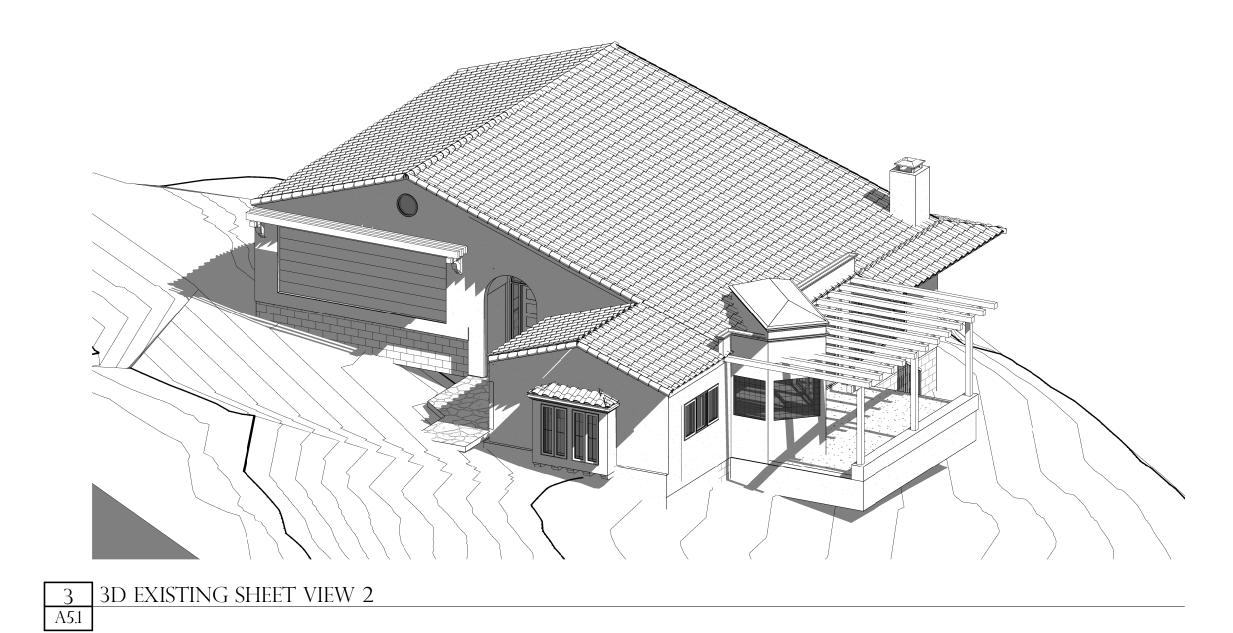
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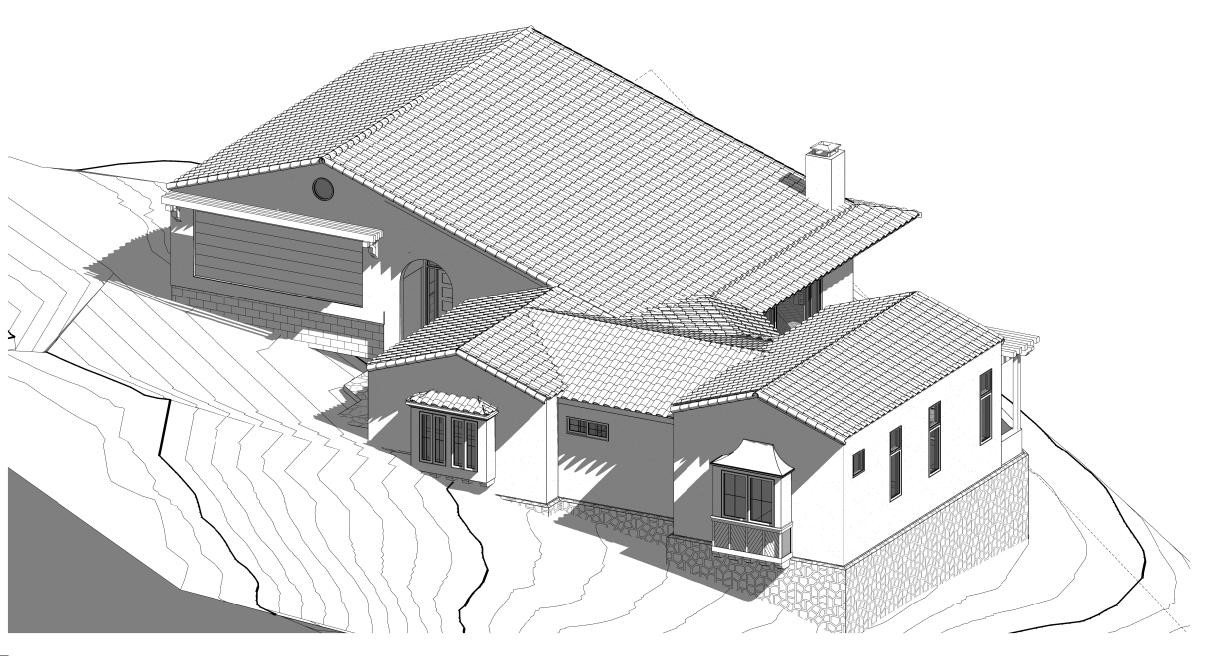
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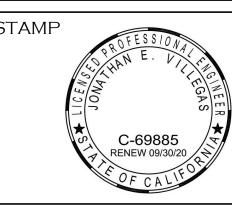








4 3D PROPOSED SHEET VIEW 2 A5.1 DARKMOON
BUILDING DESIGN AND ENGINEERING
P.O. BOX 30484



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S ROAD, RBARA CA Y 3D VIEWS

50 RUBIO ROAD SANTA BARBARA (

No.	Descript.	Date
DDO II	ECT NUMBER:	
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